



A. ESTIMATED SETTLEMENT STATEMENT (HUD-1)

Chicago Title Company of
Washington

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 0041707-ETU-JS	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

(0041707-ETU/J60)

D. Name and Address of Buyer: Water & Virtue, LLC	E. Name and Address of Seller: Garth MacLeod 3810 Hunts Point Rd Hunts Point, WA 98004	F. Name and Address of Lender:
G. Property Location: 3810 Hunts Point Rd Hunts Point, WA 98004 King County, Washington	H. Settlement Agent: Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004	I. Settlement Date: June 29, 2015

Place of Settlement:
10500 NE 8th St.
Suite 600
Bellevue, WA 98004

Disbursement Date:
June 29, 2015

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due to Seller	
101. Contract sales price		401. Contract sales price	7,880,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)		403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes to		407. County taxes 06/29/15 to 07/01/15	354.34
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from Buyer		420. Gross amount due to Seller	7,880,354.34
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	476,531.67
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to Chase Home Lending	6,816,311.45
205.		505. Payoff of second mortgage loan to Chase	497,857.85
206. Credit to buyer in lieu of repairs		506. Credit to buyer in lieu of repairs	25,000.00
207.		507.	
208.		508.	
209. Seller paid owner's policy		509. Seller paid owner's policy	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for Buyer		520. Total reduction amount due Seller	7,815,700.97
300. Cash at Settlement from/to Buyer		600. Cash at Settlement from/to Seller	
301. Gross amount due from Buyer (Line 120)		601. Gross amount due to Seller (Line 420)	7,880,354.34
302. Less amount paid by/for Buyer (Line 220)	()	602. Less reductions due Seller (Line 520)	(7,815,700.97)
303. CASH FROM BUYER		603. CASH TO SELLER	64,653.37

L. Settlement Charges

			Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees	\$275,800.00			
Division of commission (line 700) as follows:				
701. \$ 118,200.00 to Foster Realty				
702. \$ 157,600.00 to Skyline Properties				
703. Commission paid at settlement				275,800.00
704.				
800. Items Payable in Connection with Loan				
801. Our origination charge	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)			
803. Your adjusted origination charges	(from GFE #A)			
804. Appraisal fee	(from GFE #3)			
805. Credit report	(from GFE #3)			
806. Tax service	(from GFE #3)			
807. Flood certification	(from GFE #3)			
808.				
809.				
810.				
811.				
900. Items Required by Lender to be Paid in Advance				
901. Interest from 06/29/15 to 07/01/15 to	(from GFE#10)			
902. Mortgage insurance premium for month to	(from GFE #3)			
903. Homeowner's insurance for year to	(from GFE #11)			
904. for year to				
905.				
1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account	(from GFE #9)			
1002. Homeowner's insurance Months @ \$ per Month				
1003. Mortgage insurance Months @ \$ per Month				
1004. Property taxes Months @ \$ per Month				
1005. Months @ \$ per Month				
1006. Months @ \$ per Month				
1007. Months @ \$ per Month				
1008. Aggregate Adjustment Months @ \$ per Month				
1100. Title Charges				
1101. Title services and lender's title insurance to Chicago Title Company of Washington	(from GFE #4)			
1102. Settlement or closing fee				1,806.75
1103. Owner's title insurance to Chicago Title Company of Washington	(from GFE #5)			8,055.92
1104. Lender's title insurance				
1105. Lender's title policy limit				
1106. Owner's title policy limit	\$7,880,000.00			
1107. Agent's portion of the total title insurance premium to Chicago Title Company of Washington				
1108. Underwriter's portion of the total title insurance premium to Chicago Title Insurance Compan				
1109.				
1110.				
1111.				
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201. Government recording charges to King County Treasurer	(from GFE #7)			
1202. Deed \$; Mortgage \$; Releases \$				
1203. Transfer taxes to King County Treasurer	(from GFE #9)			
1204. City/County tax/stamps Deed \$140,269.00; Mortgage \$				140,269.00
1205. State tax/stamps Deed \$; Mortgage \$				
1206. Aggregate Recording Charges \$250.00				
1207. Affidavit Processing Fee				
1300. Additional Settlement Charges				
1301. Required services that you can shop for	(from GFE #6)			
1302.				
1303.				
1304. County Taxes				
1305. Final Utility Bill- estimated to BELLEVUE CITY TREASURER - U				600.00
1306.				
1307. Security deposit to Security Deposit				50,000.00
1308.				
1309.				
1310.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				476,531.67

*Paid outside of closing by borrower (B), seller (S), lender (L), third-party (T)



Chicago Title Company of Washington

10500 NE 8th St., Suite 600, Bellevue, WA 98004

Phone: (425)455-4995 | FAX: (425)646-9154

ESTIMATED SELLER'S HUD-1, ATTACHMENT

Settlement Date:	June 29, 2015	Escrow no.:	CSEA-4641-0041707-ETU
Disbursement Date:	June 29, 2015	Escrow Officer:	Jane Shyne
Settlement Agent:	Chicago Title Company of Washington (425)455-4995	Place of Settlement:	10500 NE 8th St. Suite 600 Bellevue, WA 98004
Buyer:	Water & Virtue, LLC	Seller:	Garth MacLeod 3810 Hunts Point Rd Hunts Point, WA 98004
Lender:		Property:	3810 Hunts Point Rd Hunts Point, WA 98004 King County, Washington

Title Services

Description	Seller
Line 1102 Detail - Payee: Chicago Title Company of Washington Settlement or closing fee - Escrow Fee	1,806.75
	Line 1102 Total: 1,806.75
Line 1103 Detail - Payee: Chicago Title Company of Washington Owner's title insurance	8,055.92
	Line 1103 Total: 8,055.92
	Total Title Services: 9,862.67

Payoffs

Payee/Description	Seller
Chase Home Lending Payoff of first mortgage loan	6,816,311.45
Loan Payoff 6,810,601.70	
Additional Interest 5,709.75 From: 07/03/15 Through: 07/08/15 @ 1,141.95 Per Diem	
Total Payoff 6,816,311.45	
 Chase Payoff of second mortgage loan	497,857.85
Loan Payoff 497,857.85	
Total Payoff 497,857.85	

Additional Disbursements from Broker's Commissions

The following persons, firms or corporations received a portion of the real estate commission amount:

Payee/Description

Realogics Sotheby's International Realty
Skyline Properties
Windermere Real Estate/East, Inc.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

SELLER:

Garth MacLeod

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Chicago Title Company of Washington
Settlement Agent